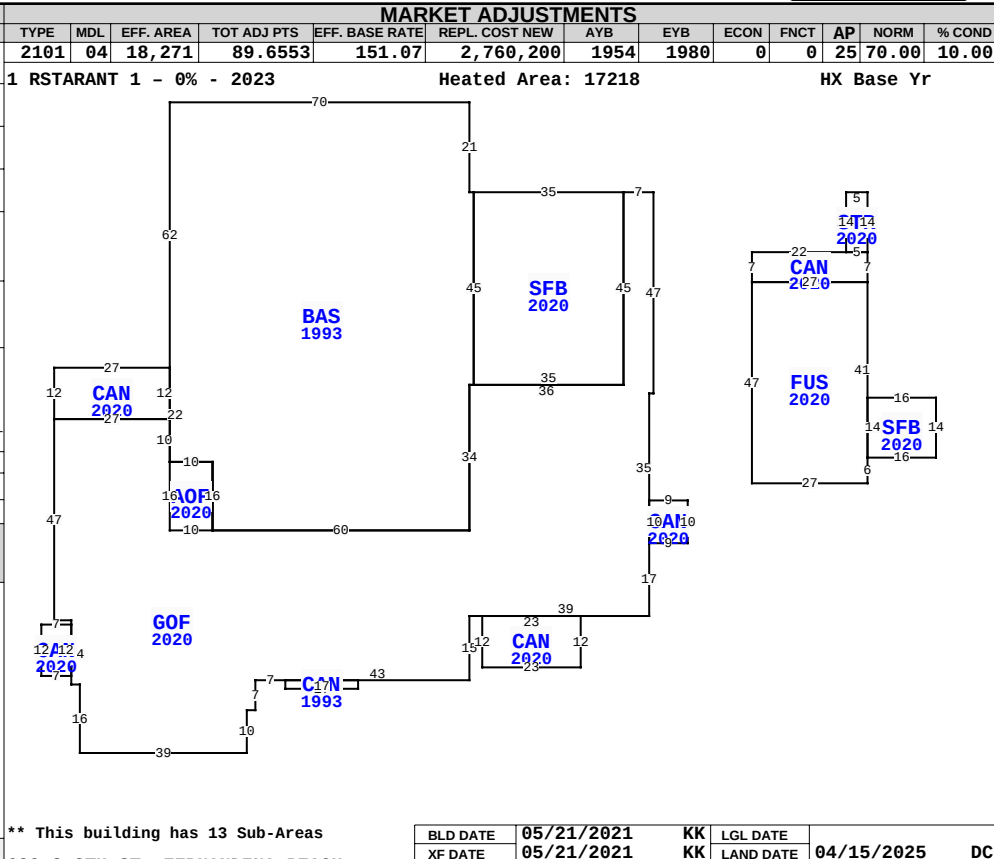




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	25	MOD METAL 40
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floor	03	CONC FINSH 60
Interior Floor	13	LVT/LAMNT 40
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	38	100
Frame	03	MASONRY 100
Story Height		15 100
RMS		16 100
Stories	1.5	1.5 100
Units		0 100
QUANTITY	02	QUANTITY 10000 02
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	160	100	2020	160	2,417
BAS	6,885	100	1993	6,885	104,012
CAN	34	30	1993	10	151
CAN	84	30	2020	25	378
CAN	90	30	2020	27	408
CAN	189	30	2020	57	861
CAN	276	30	2020	83	1,254
CAN	324	30	2020	97	1,465
FUS	1,269	100	2020	1,269	19,171
GOF	7,465	110	2020	8,212	124,059
TOTALS	18,645			18,271	276,020



EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	2,672.00	SF	2.00
2	0812	CONCRETE C	0	0	0	0	1,800.00	SF	2.00
3	0090	AUTO DOOR	0	0	0	0	1.00	UT	1,875.00
4	0825	BRICK	0	0	6	6	36.00	SF	25.00
5	0812	CONCRETE C	0	0	0	0	1,739.00	SF	4.00
6	0811	CONCRETE B	0	0	0	0	537.00	SF	5.20
7	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00
8	0855	CONC PAVER	0	0	0	0	5,325.00	SF	7.00
9	0810	CONCRETE A	0	0	0	0	375.00	SF	6.50
10	0402	CONC BUMPE	0	0	0	0	30.00	UT	25.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002100	C	RESTAURANT	0	0003	MU-8	200.00	200.00	20,000.00
2	002100	C	RESTAURANT	0		MU-8	0.00	0.00	30,000.00

TOTAL OB/IF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
SF		1.00	1.00	0.85	35.00	29.75	595,000		
SF		1.00	1.00	0.70	45.00	31.50	945,000		

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		276,020	
TOTAL MARKET OB/XF VALUE		5,661	
TOTAL LAND VALUE - MARKET		1,540,000	
TOTAL MARKET VALUE		1,821,681	
SOH/AGL Deduction		19,888	
ASSESSED VALUE		1,801,793	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,801,793	
TOTAL JUST VALUE		1,821,681	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,637,994	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190039	ROOF	85,000	10/31/2019
20183774	OTHER-SITE	300,000	11/02/2018
20183798	REMODEL	2,000,000	11/02/2018
20183289	INTERIOR DEMO	39,500	09/19/2018
20170639	BLD OUT-P5 SURFBO	1,000	03/06/2017
20161756	XFOB - FENCE	0	06/27/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/919	4/02/2025	WD Q	Q	I	01	616,100
GRANTOR: MOCAMA HOLDINGS LLC						
GRANTEE: 629 MBC GROUP LLC						
2538/0647	2/10/2022	WD Q	Q	I	01	1,810,600
GRANTOR: SUPER SILLY MONKEY LL						
GRANTEE: MOCAMA HOLDINGS LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
GOF=[YR=2020] W7 SFB=[YR=2020] W35 BAS=[YR=1993] W1 N21 W70 S62 CAN=[YR=2020] W27 S12 E27 N12\$ S22 AOF=[YR=2020] S16 E10 N16 W10\$ E10 S16 E60 N34 E1 N45\$ S45 E35 N45\$ S45 W36 S34 W60 N16 W10 N10 W27 S47 E4 S1 CAN=[YR=2020] W7 S12 E7 N12\$ S14 E2 S16 E39 N10 E2 N7 E7 CAN=[YR=1993] S2 E17 N2 W17\$ E43 N15 E3 CAN=[YR=2020] S12 E23 N12 W23\$ E39 N17 CAN=[YR=2020] E9 N10 W9 S10\$ N35 E1 N47\$ PTR= E50 STR=[YR=2020] W5 S14 CAN=[YR=2020] W22 S7 FUS=[YR=2020] S47 E27 N6 SFB=[YR=2020] E16 N14 W16 S14\$ N41 W27\$ E27 N7 W5\$ E5 N14\$ W50\$.									

629 MBC GROUP LLC
629 S 8TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0148-0020

REVIEW DATE	03/28/2022	BY	DCA	Total Acres: 0.00	Total Land Value: 1,540,000	Market: 0	Agricultural: 0	Common: 1,540,000	PRINTED 07/30/2025 BY SYS
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REVIEW DATE	03/28/2022	BY	DCA	Total Acres: 0.00	Total Land Value: 1,540,000	Market: 0	Agricultural: 0	Common: 1,540,000	PRINTED 07/30/2025 BY SYS
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